

United States Department of the Interior
National Park Service

SENT TO D.C.

10-28-08

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

I. Name of Property:

Historic name: **Talman West Ridge Bungalow Historic District**
Other names/site number

2. Location

Street & number: **Bounded roughly by North Campbell Ave. (east), West Devon Ave. (south), North Fairfield Ave. (west), and West Pratt Ave. (north)**, not for publication _____
City or town: **Chicago** vicinity _____
State: **Illinois** code: **IL** county: **Cook** code: **031** zip code **60645**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Walter L. Lohr, SHP
Signature of certifying official

10-28-08
Date

Illinois Historic Preservation Agency

State or Federal Agency or Tribal government

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing	
<u>243</u>	<u>29</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>124</u>	<u>122</u>	structures (garages)
<u>0</u>	<u>0</u>	objects
<u>373</u>	<u>145</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Chicago Bungalows

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Domestic/Secondary Structure (Garage)

Current Functions (Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Domestic/Secondary Structure (Garage)

7. Description

Architectural Classification (Enter categories from instructions)

Other: Chicago Bungalow

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Clay Tile, Concrete Tile, Asbestos and Asphalt Shingles**

Walls **Brick, Wood Clapboard, Stucco**

Other **Limestone, Wood frame (Garages)**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

**Community Planning and Development;
Architecture**

Period of Significance: **1919 - 1930**

Significant Dates: **1919, 1930**

Significant Person (Complete if Criterion B is marked above): **N/A**

Cultural Affiliation: **None**

Architect/Builder: **Various**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) **See Continuation Sheet**

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: **Historic Chicago Bungalow Association**

10. Geographical Data

Acreage of Property 31

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing
1 _____	3 _____
2 _____	4 _____
<input checked="" type="checkbox"/> See continuation sheet.	

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared By

name/title: **Emily Ramsey, Maribeth Brewer, Greg Brewer, Jofrid Stavig**

organization: **Historic Chicago Bungalow Association** date: **March 27, 2008**
w/ West Ridge Bungalow Neighbors

street & number: **One North LaSalle St, 12th Floor** telephone: **(312) 642-9900**

city or town: **Chicago** state **IL** zip code **60602**

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **various owners**

street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 2024

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 1 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Narrative Description

Summary Description

The Talman West Ridge Bungalow District is located in the West Ridge Community Area on the north side of Chicago, approximately nine miles from the city's commercial center. The district encompasses the 6600 block of North Fairfield Avenue, the 2700 block of West North Shore Avenue, the 6600 block of North Washtenaw Avenue, the 6400, 6500, 6600 and 6700 blocks of North Talman Avenue, the 2600 and 2700 blocks of West Albion Avenue, the 6500 block of North Rockwell Street, the 2500 block of West Arthur Avenue, the 6500 block of North Maplewood Avenue and the West side of the 6500 block of North Campbell Avenue.

Brick Chicago bungalows and antecedent frame and stucco bungalows form the bulk of the district, accounting for approximately two-thirds of the primary structures built within the period of significance. These bungalows are interspersed with larger multi-unit apartment buildings, and examples of other types of single-family homes dating from the period of significance, 1919 to 1930. Contributing rear garages also survive from the period of significance.

Built between 1919 and 1930 by dozens of different architects and builders, the Talman West Ridge district reflects the coming of age of the Chicago bungalow, when local architects and builders began experimenting with form and stylistic detailing to create bungalows that were unique to Chicago. Chicago bungalow neighborhoods like Talman West Ridge offered home buyers more than solid, well-made homes; they made good residential design accessible to middle-class families.

Despite the number of participants and the variety of housing types, the growth and development of Talman West Ridge maintained a uniform scale and a sense of cohesiveness through strictly maintained setbacks. The one-and-one-half-story brick bungalows and their frame and stucco bungalow antecedents mix amicably with Dutch Colonial Revivals, Tudor Revival cottages, and modest brick two- and three-flat buildings. More substantial single family homes and larger multi-unit apartment buildings occupy several of the more spacious corner lots, accenting but not interrupting the smaller scale housing on the district's interior lots. Common features such as brick construction, terra-cotta or cement tile roof material, grouped fenestration, and decorative brick and limestone detailing visually connect the Chicago bungalows to other building types in the neighborhood and add to the sense of cohesiveness in the district.

Twenty-two buildings have been built since the period of significance in Talman West Ridge; however, these structures do not detract from the core of Chicago bungalows and contemporary early 1900s residences.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 2 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Only seven structures in the district have been altered to such an extent as to render them noncontributing structures. These alterations consist of front porches and facades covered with wood and faux stone as well as modifications and additions which obscure the bungalow's original one-and-one-half story design. Otherwise, the bungalows in the district retain their early twentieth century appearance, as outlined in the registration requirements of the Chicago Bungalow Multiple Property Listing.

Site and Setting

The Talman West Ridge bungalow district is situated in the West Ridge neighborhood in Chicago, just north of West Devon Avenue and west of North Western Avenue, two major commercial thoroughfares. The district consists of seventeen block faces, each containing between sixteen and eighteen individual lots. With the exception of the blocks bordering the district's southern boundary, which are cut short to make room for commercial buildings facing south on West Devon Avenue, the block faces are consistently divided into sixteen to eighteen lots. Although lot sizes in the district range from twenty-five feet wide to seventy feet wide, the average size of interior lots is approximately thirty-three feet wide and 125 feet deep. Corner lots and lots occupied by multi-unit dwellings are generally wider. Buildings face north and south along the three east-west streets which run through the district—West Arthur Avenue, West Albion Avenue, and West North Shore Avenue. These streets are designated for one-way traffic and measure twenty-eight feet wide. The right-of-way on each block face includes street lawns fronting the street pavement, as well as sidewalks between the street lawns and the property lines of the individual building lots. The street lawns measure from five to ten feet in depth. The sidewalks are consistently six feet wide. With few exceptions, buildings are set back approximately twenty feet from the street.

Frame and brick garages measuring approximately twenty-two by twenty-two feet occupy the rear portion of most of the district's bungalow lots. Garages that serve interior lots generally face the alley, while those associated with corner bungalows tend to face the side street for easier access. The Talman West Ridge bungalow district contains 124 garages that date from the period of significance, 1919 to 1930. For the most part, these garages are simple, utilitarian frame or brick structures. Some notable exceptions include the garages at 6558 North Talman Avenue (2635 West Albion Avenue) [Figure 1], 2550 West Arthur Avenue, 6515 North Maplewood Avenue and 6509 North Rockwell Street, which feature face brick and clay or concrete tile roofs that match the bungalows they serve. The garages at 6601 North Fairfield Avenue [Figure 2] and 6503 North Maplewood Avenue further reflect the architectural details of their homes with similar roofline details and dormers.

Materials and Stylistic Variation

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 3 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Very few bungalow neighborhoods in Chicago were conceived and constructed by a single developer working with a single architect. Most, like Talman West Ridge, emerged over the span of a decade or more as the product of large and small scale developers, individual builders, and owners building homes for themselves. Some builders worked directly with local architects to create original designs, while other builders relied on pattern drawings or served as their own architects. The large number of participants involved in the building of Talman West Ridge, as was also the case with the Rogers Park Manor bungalow district north of Pratt Avenue, ensured a diversity of building types and styles. The Talman West Ridge district reflects a clear preference for bungalows, with frame, stucco, and brick bungalows representing two-thirds of the buildings in the area. However, other popular types of single family homes—mainly derived from historic revival styles—are also represented in Talman West Ridge. Like many other neighborhoods in the bungalow belt, Talman West Ridge includes multi-family residential structures, particularly two and three-flats that were designed and built contemporaneously with bungalows on the blocks 6500 North Rockwell, 6600 North Talman, and 6600 North Washtenaw Avenue. These buildings are considered contributing structures within the Talman West Ridge bungalow district because they were constructed during the period of significance and contribute to the sense of a varied yet cohesive streetscape. Despite the variety of building types and styles, common materials like brick, limestone, and terra cotta, and common features such as grouped fenestration, decorative brick and limestone detailing, and art glass windows serve to visually connect these other building types to the Chicago bungalows in the neighborhood.

Brick is by far the most common building material used in Talman West Ridge. Brick buildings occupying corner lots in the district have face brick on both street-facing elevations, while buildings on interior lots usually feature face brick only on their façades. Face brick in the district ranges in color from light grays, tans, and yellows to deep reds and browns. Although colorful face brick was used in many bungalow neighborhoods as an inexpensive way to differentiate between identical designs within a streetscape, builders in Talman West Ridge used face brick more decoratively. The bark-textured face brick in varying hues of dark green, brown, and violet, seen on the mirror-image bungalows at 6605 and 6609 North Fairfield Avenue [Figure 3], reinforce the bungalow style's strong connection to nature. The saturated yellow face brick used at 6601 North Fairfield Avenue complements the bungalow's gray cement tile roof and vivid cobalt blue art glass accents in its black iron entry canopy, while more subtle yellows and tans on bungalows such as 6650 and 6658 North Fairfield Avenue highlight architectural details like arched art glass windows and atypical limestone detailing.

Secondary materials include wooden elements used to construct the handful of frame and stucco bungalows in the district, as well as the frame dormers, window frames, exterior doors, and rear sleeping porches (many of which have since been enclosed) for brick buildings, and limestone used for planter brackets, sills, copings, and decorative accents. A good number of buildings in the district, particularly mid- to late-1920s bungalows, Renaissance Revival style homes, and some apartment buildings, feature terra cotta tile roofs, some with unusual polychrome tile. Notable examples include architect W. C. Wright's impressive 1925

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 4 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

bungalows at 6554 North Talman Avenue and 2635 West Albion Avenue (6558 North Talman Avenue), and the Mediterranean-style two story brick house at 2620 West North Shore [Figure 4]. A few bungalows still feature original decorative concrete or terra cotta tile roofs. However, most of the buildings in the district feature modern asphalt shingle roofing.

The majority of the buildings in Talman West Ridge date from 1919 to 1929, with the peak number of permits issued in 1925. Only four buildings were built in the district in 1919, and the first homes to go up were surprisingly unrepresentative of the type of homes that would eventually fill the blocks in Talman West Ridge. The first home constructed in the district was an Arts and Crafts stucco bungalow at 6529 North Rockwell Street [Figure 5]. Completed in 1919, the bungalow was built for owner H. Brown. With a projecting enclosed entry bay, three-sided front window bay, cross-gabled roofline with bracketed eaves, and half-timber framing details, this first bungalow was not, as in many bungalow neighborhoods, simply an early Chicago bungalow form rendered in stucco. It was a fairly sophisticated design for a modest, Craftsman style home. The second house erected in the district was built by architect Benedict J. Brun as his own residence. Although Brun would eventually design over forty bungalows in the Talman West Ridge district and many more in the surrounding area, he chose to build a frame Dutch Colonial Revival home on a double lot at 6550 North Rockwell [Figure 6] Street for himself and his family. The first Chicago-style brick bungalow in Talman West Ridge was also built in 1919 at 6527 North Maplewood Avenue [Figure 7], and would prove much more influential to future builders in the district. The simple form of this structure, with its hipped roof, front gable attic dormer, flat facade with recessed corner front porch and minimal detailing, would set the tone for the efforts of Chicago bungalow architects in the district through the early 1920s.

In 1921 the first wave of building in the district began in earnest with the construction of thirty-three homes. Through the early 1920s, architects and builders in Talman West Ridge continued to build primarily simple brick bungalows with flat facades or slightly projecting square front bays, groupings of standard double hung windows, recessed corner or side entrances, and minimal limestone detailing. The bungalows at 6546 North Campbell Avenue [Figure 8] and 6518 North Rockwell Street are representative examples of this type of Chicago bungalow. Contributing two-flats like those at 6540 North Rockwell (a brick two-flat with projecting square center bay) [Figure 9] and 6555 North Talman Avenue (a brick two-flat with a recessed corner front entry bay and large overhanging eaves), are consistent with this simple style, often resembling two bungalows stacked on top of one another. Notable exceptions include the identical bungalows at 6528 and 6530 North Talman Avenue [Figure 10], designed by Benedict Brun and completed in 1922. Brun's design, which featured a projecting front-gabled bay with battered corner piers and arched window openings, decorative brick crosshatching on the main massing, and a terra cotta tile roof, anticipated the changes that would occur in bungalow design during the mid- to late-1920s in Talman West Ridge.

As neighborhood development continued, the simple, flat front form of the first Chicago bungalows in Talman West Ridge began to evolve as architects and builders integrated more complicated massing and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 5 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

more sophisticated decorative elements into their bungalow designs. Front bays projected farther from the main massing of the house, and were often polygonal or rounded instead of square. Art glass windows became more common and limestone detailing more elaborate. The bungalow at 6511 North Talman Avenue [Figure 11], designed by architect Benedict J. Bruns and built by contractor William E. Keller at a cost of \$6000, was one of the first in the district to include a polygonal front bay. In the same year, more expensive and elaborate bungalows were constructed in the district. Built at a cost of \$9,000, 6503 North Maplewood Avenue [Figure 12] is an oversized light red brick bungalow with a clipped front gable roof, one-story polygonal front bay accented by limestone quoins, an unusual ground level front entry, and a three-car garage. 6517 North Maplewood Avenue [Figure 13], built at a cost of \$10,000, features a projecting polygonal bay with corner brick piers and double hung windows on a continuous limestone sill, large front and side-facing attic dormers, and a red tile roof with broad overhanging eaves on both the house and garage. The oversized lot allowed room for a garage that could be accessed from a driveway directly off of North Maplewood Avenue rather than from the alley.

Residential development peaked in Talman West Ridge in 1925 with the construction of sixty-four buildings, followed by twenty-eight buildings in 1926 and twenty-three buildings in 1927. Thirty-two brick bungalows went up in 1925 along Talman Avenue alone; these homes provide a representative sampling that illustrates the increasing variety of forms and detailing among the bungalows constructed in the district. 6448 North Talman Avenue [Figure 14], designed by architect A. E. Norman for E. A. Lunnell and built for a cost of \$10,000, features a clipped gable roof, a recessed offset entryway, and a projecting bay with rounded front and grouped casement windows with decorative limestone medallions between battered piers. A port cochere with hipped tile roof sets the one-story bungalow at 6637 North Talman Avenue [Figure 15], built by George Peters, apart from its neighbors. The port cochere, extending from the south side of the main massing of the bungalow and supported by brick piers, covers the recessed front entry and a portion of the front driveway leading to the rear garage. The bungalow itself is a hipped roof structure with a polygonal front bay accented with limestone banding.

The development team of Gubbins and McDonald, who worked with architect W. C. Wright to build a group of unique Spanish and Renaissance Revival influenced bungalows in the Rogers Park Manor district, constructed several of these designs on North Talman Avenue as well. 6554 North Talman Avenue [Figure 16] is a side-gabled bungalow with a flat-roofed, polygonal front bay, terra cotta tile roof, and uncovered front entry. 6558 North Talman Avenue [Figure 1] is a large side-entrance bungalow with a terra cotta roof and a curved front window bay. The front casement windows are topped with rounded transoms and separated by limestone columns.

As lots became less plentiful, construction began to slow in Talman West Ridge. Only eleven buildings were constructed in 1928 and ten buildings in 1929. Many of the homes built during this time were also the most elaborate in the district, featuring art glass windows, brick patterning and more elaborate limestone

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page - 6 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

details. 6639 North Fairfield Avenue [Figure 17], designed by Benedict J. Bruns for builder P. E. Carlson in 1928, is a typical example. The bungalow features a projecting polygonal bay with battered corner piers, art glass casement windows under arched transoms, and a recessed arched corner entryway. The Renaissance Revival home at 6658 North Fairfield Avenue [Figure 18], with its turreted entryway, multiple roofline covered in terra cotta tile, and abundance of terra cotta decoration around the grouped casement windows and round arched transoms, is unlike any other in the district. The house, designed by Benedict Bruns and begun in 1928, was custom built by and for Andrew Boheim, a Norwegian contractor who constructed several other homes in the area, and closely resembles the home at 2557 West Farwell Avenue in the Rogers Park Manor district, designed by Dewey and Pavlovich and built in 1928 as developer Edward Zeches' personal residence..

The last Chicago bungalow built in the Talman West Ridge district was granted a permit on October 25 1929, just days before the stock market crash that would bring an end to the 1920s building boom that had nurtured the evolution of the Chicago bungalow. The red brick bungalow at 6500 North Talman Avenue [Figure 20], built by Netsche and Johnson for client Arthur Peterson and designed by the architectural team of Johnvik and Ehrmane, represents the summit of bungalow building in Talman West Ridge, with its multiple gables, slate roof, limestone coined corners, and generous size.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 7 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Statement of Significance

The Talman West Ridge Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalows Multiple Property Listing. Brick bungalows and antecedent stucco and frame bungalows form the bulk of the district, accounting for 181 of the 272 primary structures built within the period of significance. These bungalows are interspersed with two and three flats and larger multi-unit apartment buildings and examples of other types of single-family homes dating from the period of significance, 1919 to 1930. Additionally, 124 contributing rear garages survive from the period of significance. With 272 properties, 171 of which are brick Chicago bungalows developed between 1919 and 1930, the district meets National Register Criterion A local significance by being associated with events that contributed to broad patterns of Chicago history—the promotion of single-family homeownership for city residents, countering the twentieth century trend toward increasing residential densities that characterized Chicago's contemporary apartments and tenements. For Criterion A the years of significance are 1919 to 1930, representing the first and last years of construction in the district.

Possessed of a high degree of original architectural and urban integrity, the district also meets National Register Criterion C for local significance by embodying the characteristics of a distinctive type, period, and method of residential construction—the bungalow. Chicago bungalow neighborhoods like Talman West Ridge offered home buyers more than solid, well-made homes; they made good residential design accessible to middle-class families. Although the basic form of the Chicago bungalow was limited by the constrictions of local building codes and long, narrow urban lots, by its peak in the late 1920s the Chicago bungalow had become an important part of the architectural fabric of the city, where the early form of the practical and efficient but understated bungalow quickly gave way to large and elaborate homes that challenged the accepted idea of the Chicago bungalow.

Like most Chicago bungalow neighborhoods, the Talman West Ridge Bungalow District is the product of a wide variety of architects, developers, and small builders who worked independently over a period of ten years to subdivide vacant land and build homes that were within reach of middle-class families. Over one hundred developers, small builders, and individuals constructed homes within the district between 1919 and 1930. Although no one builder dominated the development process, one architect—Benedict Bruns—did. Architects including Ernest Braucher, Lymon Allison, A. E. Norman, George Pearson, Dewey & Pavlovich, and William Presto, all well known names within Chicago's bungalow belt, also contributed designs for the Talman West Ridge district. Despite the large number of participants, the Talman West Ridge district maintains a sense of cohesiveness through adherence to uniform setbacks and building massing. One-and-one-half story brick bungalows predominate, thoughtfully mixed with other types of modest single-family homes and apartment buildings exhibiting similar floor plans. The Talman West Ridge Bungalow District maintained a strictly residential urban pattern that stood in sharp contrast to Chicago's nineteenth century

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 8 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

communities, where residential and commercial and industrial activities overlapped in the built environment. Thus, Talman West Ridge and other bungalow neighborhoods, with their distinct land-use patterns that anticipated Chicago's 1923 adoption of comprehensively zoned land uses and building restrictions, also represent a distinctive type as encompassed by National Register Criterion C. For Criterion C the years of significance are 1919 to 1930, indicating the dates of construction for the first and last bungalows in the district.

Historical Summary

The development of Talman West Ridge in the 1910s and 1920s characterized the rise and enormous popularity of Chicago bungalow neighborhoods between 1907 and 1930. Between 1900 and 1930, Chicago's population doubled as 1.5 million additional residents settled into the city. During this same period, the number of owner-occupied housing units in Chicago rose from 86,435 in 1900 to 261,750 in 1930. The tens of thousands of one-and-one-half story brick bungalows built in the city's outlying neighborhoods between 1910 and 1930 stood at the forefront of this expansion of homeownership. Built together, many times in entire blocks, the unprecedented form of Chicago bungalows created an entirely novel form of Chicago urbanism. While facilitating the American dream of homeownership for many Chicago residents, neighborhoods like Talman West Ridge created a harmonious and aesthetically cohesive residential landscape out of the truck farms and vast prairie that had surrounded the city. Distinctly urban in its close proximity to public transportation and commercial districts, Talman West Ridge also provided benefits associated with suburban living— wider than average lots, paved streets and sidewalks, views of trees and gardens, and an abundance of garages built specifically for automobiles. The car culture which was to define later twentieth-century residential patterns was already clearly in evidence in 1920s Talman West Ridge.

The area of West Ridge (also known as West Rogers Park), was inhabited first by Potawatomi Indians in the 17th century, followed by German and Luxembourger farmers who settled the area during the 1830s and 1840s.¹ West Ridge was incorporated as a village in 1890 and was annexed to Chicago in 1893, but annexation alone did not bring immediate growth. Although the areas east of West Ridge flourished thanks to early rail connections to Chicago (both the Chicago & Northwestern Railway and the Chicago, Milwaukee and St. Paul Railroad had been serving the lakeside village of Rogers Park, just east of West Ridge, since the 1860s), the lack of adequate transportation lines hampered growth in West Ridge. Much of the West Ridge community remained predominately rural well into the early 1900s, consisting of farms, greenhouses and

¹Grossman, James R., Keating, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago* (Chicago: The University of Chicago Press, 2004), 872-3. The boundary line of the 1816 Indian cession divides the nomination area of Rogers Park Manor in half, lending its legacy to the name for Indian Boundary Park, which forms the northern boundary of Rogers Park Manor.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 9 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

open prairie. The population remained under 500 until after 1900; residents farmed the land and relied on Rogers Park to the east or Evanston to the north for occasional goods and services.²

Inroads into the area began slowly, with only moderate success. In 1899, Western Avenue was extended northward to connect the West Ridge area to the rest of Chicago, creating the first direct link between the small community and the city. Western Avenue became the longest street in Chicago, surpassing Halsted Street. The development of brickyards along the North Branch of the Chicago River, a direct result of the copious amounts of clay made available by the construction of the North Shore Channel of the Sanitary District of Chicago in 1909, brought German and Scandinavian laborers to the western part of West Ridge. However, interest in wide-scale residential real estate development to fill the open land between the brickyards and emerging commercial corridor along Western Avenue would not begin in earnest until after World War I, when the population boom created a scramble for new housing in previously undeveloped parts of the city.³

The way was first paved for residential development when a forty-acre parcel northwest of the intersection of Devon and Western Avenues was sold by Robert and Emil Hart to real estate developer William Ludwig Wallen in 1913. Wallen subdivided the parcel into 128 spacious lots, each measuring 75x125 feet, which were then sold for development. Another major parcel of land was obtained for development that year with the sale of sixty acres between Western and California, and Albion and Pratt. Previously held by the Angel Guardian German Catholic Orphan Society, the parcel was purchased by Washington L. Sturges and subdivided into lots with frontage between 33 and 35 feet wide. In recognition of the many ash trees planted there in the 1880s, the subdivision was named the Ashwood addition to Rogers Park.⁴ Enhancing the pastoral appeal of the woody property was the adjacency of the Edgewater Golf Club, with its 18-hole course and lavish clubhouse, located east of Western Avenue. However, the area was still too isolated to attract residential development. In 1915, the closest streetcar line ran along Clark Street, almost one mile east of Talman West Ridge. Not until the late 1910's, when the Western Avenue streetcar was finally extended north from Lawrence Avenue to Howard Street, did interest in the residential possibilities of West Ridge take hold. Ads for streetcar lines advertised trolley tours through the newest annexed neighborhoods, including West Ridge.⁵

Developer Henry B. Rance was born in India, the son of a British Army officer. Rance served as a welfare worker during WWI; a photo from that time period shows him in uniform, meeting his top-sergeant son Arthur in Paris after the 1918 Armistice [Figure 20]. Anticipating that development would soon come to West Ridge, 53-year-old Rance set up the first real estate office in the area at the southwest corner of West

² Ibid.

³ "Western Avenue is a New King of Streets," *Chicago Daily Tribune*, Dec 10, 1899, page 33.

⁴ "New Addition to Rogers Park on Market Soon" *Chicago Daily Tribune*, April 28, 1917, p. 16

⁵ Streetcar Map, *The Economist*, January 1913.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 10 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Devon Avenue and North Western Avenue in the spring of 1920. His two sons, Arthur H. and Hubert F. Rance, joined him soon after. Their business, the Prudential Realty Company, prospered and by 1927, the impressive Prudential Building at 2345 West Devon Avenue [Figure 21] was built to house it. Rance, along with building manager William E. Keller and architect William C. Presto, was instrumental in the development of the commercial buildings along Devon as well as some of the larger and more prestigious apartment blocks in West Ridge. But bungalow development was not beneath the Rance group, and many residences within the North Talman district bear the imprint of the Rances, and their work with architect Presto and builder William Keller. Rance, a committed community activist, would also found the North Town Improvement Association and serve as the Association's first President. This organization was credited with successfully promoting the area, resulting in the building of schools, the extension of the Devon Avenue streetcar line, and the paving of many area streets.⁶ Henry B. Rance died in March 1929 as a result of injuries incurred when he was struck by a one-man Devon Avenue street car. Days prior to his death, he had been circulating a petition for two-man operation of the cars, declaring the one-man cars unsafe because the many duties required by the operators, distracted them and endangered the lives of passengers, pedestrians and motorists. Every business in the area was closed on the morning of his burial service. "What North Town is today is primarily due to his efforts" was the eulogy offered by Fred D. Eldredge, one of the district's merchants and former president of the North Town Kiwanis Club.⁷

With transportation lines in place and an unprecedented demand for new housing after the end of World War I, residential development in the West Ridge area took off in the early 1920s. Lots were sold to willing developers and builders who, in combination with various architects and contractors, built homes in the subdivision one at a time or in small groups. This pattern of development gave Talman West Ridge a sense of diversity in its housing stock that more rigidly planned bungalow neighborhoods like Schorsch's Irving Park Gardens lacked. Early building in the area was largely confined to brick two-flats and simple frame, brick and stucco single family homes. Unlike the Rogers Park community east of Western Avenue, which had evolved into a dense conglomeration of multi-unit apartment buildings served by high capacity rail systems, Talman West Ridge, constrained by the limitations of its single streetcar line, emerged as a primarily single-family residential community. This pattern was set in many communities along the bungalow belt, where relatively low capacity streetcar lines encouraged lower density development than commuter rails.

The first bungalow constructed in what would become Talman West Ridge was an Arts and Crafts stucco and frame bungalow at 6529 North Rockwell [Figure 5], built in 1919 by H. Brown. The first one and one-half story brick Chicago bungalow in the Talman West Ridge district was also built in 1919, at 6527 North Maplewood Avenue [Figure 7]. Its simple form, with hipped roof and front gabled dormer, flat façade and

⁶ "Business men of North Town Mourn Rance", *Chicago Daily Tribune*, March 17, 1929

⁷ "Prairie to city of 55,000, story of North Town" *Chicago Daily Tribune*, Oct. 14, 1928, pg. J2. "A cabbage patch spawns lettuce-producing business", *Chicago Daily Tribune*, August 24, 1952, pg. N1. *The Lincolnite*, June 14, 1928

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 11 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

recessed corner porch, is typical of the bungalows built during the early 1920s in Chicago. Architect and Talman West Ridge resident Benedict J. Bruns built his own Dutch Colonial Revival home at 6550 North Rockwell Street [Figure 6] in 1919.

Building began in earnest in Talman West Ridge in 1921, as work started on many brick bungalows on the south side of the district. These were mostly built singly, and by various developers and architects, dotting the blocks rather than clustering. By the end of 1922, several pockets of bungalows had been completed within the southernmost blocks of the district: most with relatively simple shapes and modest architectural details. Comparably simple two-flats also sprang up in 1921 and 1922; examples include 6454 North Talman Avenue [Figure 16], designed by A. E. Norman, and 6544 North Talman [Figure 22] Avenue, designed by Benedict J. Bruns.

With few exceptions, the bungalows built between 1924 and 1925 in the district exhibit the same basic features—flat or slightly projecting three-sided front bays, multiple groupings of double hung windows with simple muntin patterns, recessed corner or flush side entrances, and geometric limestone detailing. The average cost of construction for these bungalows was \$5000 to \$6500.⁸ Builders also applied this bungalow template to the brick two- and three-flat apartment buildings constructed in Talman West Ridge. These apartments began appearing within the district as early as 1921 (on the 6500 blocks of North Rockwell and North Talman Avenues) and because of their similarity to the bungalows around them, they complemented the emerging character of the neighborhood. Bungalow architects working in Talman West Ridge also designed many of the apartment buildings in the district. Examples include Braucher's 6615 North Washtenaw Avenue [Figure 23] and Norman's 6544 North Rockwell Street, constructed in 1924 and 1925.

The early bungalows in Talman West Ridge were well built and well-designed, if basic, homes. Architects like Benedict Bruns, Lyman Allison, A.E. Norman, and Ernest Braucher were already familiar names within the emerging bungalow belt by the time Talman West Ridge began to develop, and the early bungalows they constructed in the district reflected their understanding of the form. Bruns designed over fifty residential buildings in the Talman West Ridge district; Allison was responsible for fourteen and Norman ten. Bruns was by far the most prolific architectural contributor to the bungalow development in the Talman West Ridge neighborhood. He started early, in 1919, when he designed the frame gambrel roof house at 6550 North Rockwell Avenue. In 1921, Bruns began building other homes in the area starting with a number of two-flats. Bruns' first bungalows in the district are at 6530 North Talman Street, 6547 North Maplewood Street, and 6558 North Campbell Street, all built in 1922. In 1923, he designed six brick bungalows in the district. His next four brick bungalows were completed in 1924. Bruns lived in the neighborhood until 1927, and continued to design homes for Talman West Ridge until 1929.

⁸ Based on estimated construction costs listed on original building permits for the bungalows in the district, 1922-1925.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 12 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Bruns, like most bungalow architects in Chicago, relied on horizontal emphasis through low-lying rooflines, expansive eaves, grouped windows, and decorative brick and limestone detailing to connect the bungalows to the surrounding landscape. Bruns was particularly fond of using wing-like projecting eaves to make his bungalows and two-flats appear more horizontal than they really were. He utilized this effect strikingly in his 1921 two-flats at 6555 and 6559 North Talman [Figure 24], where the eaves extend approximately five feet on each side of the building, resulting in very broad triangular overhangs at the corners of the bay.

A wide variety of developers, small builders, and contractors participated in the development of Talman West Ridge. Even the most prolific developers in the neighborhood were responsible for only a handful of bungalows each. These builders usually worked with a single architect and worked in groups of twos and threes along a block. Builder Claude Morris was responsible for the three brick two-flats that Bruns designed on the 6500 blocks of North Rockwell in 1921; Ray Peters teamed with architect Lymon Allison to complete the brick bungalows at 6724, 6728 and 6730 North Talman Avenue [Figure 25] in 1925. Many in the district were skilled tradesmen building homes for themselves who decided to build and sell a few extra bungalows while they were at it. Swedish-born carpenter Andrew Dahlquist was 63 in 1923, when he built his home at 6704 North Talman [Figure 26] and its neighbor, 6708 North Talman, both brick bungalows designed by architect C. J. Johnson. Before moving to the neighborhood, Dahlquist lived in a cramped apartment in Rogers Park with his wife, two sons, daughter, and a daughter-in-law.⁹

Some developers built homes that would distinguish their work from other designs in the district. The red brick bungalow at 2620 Arthur Avenue [Figure 27], at the corner of Arthur and Talman, was built by the Prudential Real Estate Company team of Henry B. Rance and William E. Keller. With projecting square bays filled with dozens of windows, multiple gables and a red terra-cotta roof, the home is a commanding presence on this large corner lot. West Ridge resident Henry B. Rance and his sons Arthur H. and Hubert F. were important players in both the residential and commercial development of the area. Henry B. Rance was devoted to the West Devon Avenue commercial district known as "North Town" and has been credited as a leader in building the North Town Improvement Association and local Kiwanis Club organizations to promote business in the area.

The Rance family first lived at 6444 North Talman Avenue [Figure 28] in a frame Dutch Colonial Revival home built in 1922. In 1926, the family built a large, elaborate three-flat at the corner of Talman and Albion at a cost of \$25,000 [Figure 29]. Shared by brothers Arthur and Hubert and their families, the 3 story home boasted all the modern conveniences as well as a ballroom, large yard, stables and garages.¹⁰

⁹ Fourteenth Census of the United States, Cook County, Illinois (Enumeration District 1401, pg 6B)

¹⁰ Fourteenth and Fifteenth Census of the United States, Population Schedules for Cook County, IL. City of Chicago Building Permits dated 1919-1930

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 13 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

The Rances owned and operated the Prudential Real Estate Company located near Talman West Ridge at 2349 West Devon Avenue. Working with developer William E. Keller who headed their building department and architect William Presto, Prudential designed and built notable bungalows and other contributing structures in the Talman West Ridge district and the surrounding area. 6520 North Rockwell Street (built 1921), 2620 West Arthur Avenue (at Talman, built 1923), 6509 North Talman Avenue (built 1921), 2550 West Arthur Avenue (built 1926) and 6521 North Maplewood Avenue (built 1927), are examples of their work in the district. The buildings constructed by Prudential on West Devon Avenue were key to the early development of this important commercial street adjacent to Talman West Ridge.

The neighborhood development team of John J. Gubbins and Allan McDonald, whose offices were a half-mile north on the corner of Lunt and Western Avenues, made a more radical departure from the standard bungalow form with their contributions to the district.¹¹ In 1925, Gubbins and McDonald commissioned architect W. C. Wright to design two brick houses at 6554 and 6558 North Talman Avenue. 6554 North Talman Avenue [Figure 16], similar to six Wright designs built the following year on West Morse Avenue a half-mile north, features a square, projecting center bay with a Spanish Mission top, punctuated by a huge sixteen-light window and wrought iron balconette. Polychrome tile roofing completes the Mediterranean look. The adjacent 6558 North Talman Avenue (now known as 2635 West Albion) [Figure 17] is a side entrance bungalow with an unusually broad façade and features a graceful curved window bay holding four double hung windows with rounded transoms, engaged Ionic columns in limestone, and connected by a common limestone sill. Battered corner piers and a low-lying terra cotta tile roof with broad, overhanging eaves contribute to the bungalow's horizontality. These bungalows show Wright's willingness to experiment with the basic form of the Chicago bungalow.

In the late 1920s, the remaining corner lots in the district, which were typically larger and provided more space for architectural expression, were filled in. Perhaps the best example of these late-1920s homes was also the last Chicago bungalow built in the Talman West Ridge district. Arthur Peterson was granted a permit for construction of a large Tudor revival bungalow at 6500 North Talman Avenue [Figure 20] on October 25 1929, just days before the stock market crash that would bring an end to the 1920s building boom that had nurtured the evolution of the Chicago bungalow. The red brick bungalow was designed by the architectural team of Johnvik and Ehrmane. With its multiple gables, slate roof, limestone coined corners, and generous size, the home represents the summit of architectural expression in the district.

¹¹ Advertisement from *Chicago Daily Tribune*, August 12, 1926, page 13.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 14 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Like most bungalow districts in Chicago, Talman West Ridge drew families from a diverse array of ethnic and economic backgrounds together under the common goal of homeownership. Over one-third of the homes in Talman West Ridge were owned by immigrant families, with another one-third owned by children of immigrants. German and Swedish families predominated in the district, but twenty-three other foreign nationalities, including English, Canadian, Irish, Norwegian, Danish, Alsatian, French, Belgian, Dutch, Greek, Italian, Russian, South African, and Czechoslovakian were also represented on the blocks. There were three African American residents in Talman West Ridge, two women who were employed as servants by homeowners on North Talman Avenue. and the husband of one of these women who was employed as a painter. Eighteen Caucasian servants and maids lived with and were employed by other homeowners throughout the district.¹²

Residences in Talman West Ridge housed lawyers and bakers, doctors and cigar salesmen, dentists and streetcar conductors, bank presidents, city workers and small business owners. Many of the men who built Talman West Ridge also settled in the community. Architect Benedict Bruns moved his family into the district in 1919, when there were just a handful of houses dotting the prairie. Norwegian immigrant contractor Andrew Boheim lived at 6658 North Fairfield Avenue [Figure 19]. The Rance family of real estate developers built their home at 2650 West Albion Avenue. Not surprisingly, given the amount of construction going on, fifty-seven men in the building trades also settled in Talman West Ridge —painters and stone masons, brick layers, lathers and plasterers, plumbers, electricians, heating specialists, excavators, decorators and carpenters.¹³

Perhaps most famous of the neighborhood's residents was Baseball Hall of Fame catcher for the Chicago Cubs, Charles Leo "Gabby" Hartnett. Hartnett moved with his wife and young son into an imposing red brick Georgian Revival house at 2638 West Albion Avenue [Figure 30] in 1931, from a flat a few blocks south. Another Cubs player, pitcher Anthony "Tony" Kaufmann, lived in a bungalow with his parents-in-law at 6506 North Talman Avenue [Figure 31]. The 6506 Talman bungalow is one of the few in the district designed by Dewey & Pavlovich, built in 1928 by Edward Zeches. Tam O'Shanter Country Club owner and PGA tournament promoter George S. May lived in the district at 2620 W. North Shore, and located his innovative engineering consulting company next door to his home, just outside of the district at 2600W. North Shore¹⁴ Socially progressive as well, May's 1940s tournaments were the first to admit African American golfers.

¹² Fifteenth Census of the United States, Population Schedules for Cook County, IL.

¹³ *Ibid.*

¹⁴ *Ibid.* "May Company Leases Loop Office Space", *Chicago Daily Tribune*, October 29, 1939, pg.21. "George S. May, Promoter of Richest Golf Tourneys in History, Dies at 71" *Chicago Daily Tribune*, March 13, 1962, pg. B1. "Gabby Hartnett Buys Himself a North Side Home" *Chicago Daily Tribune*, August 2, 1931, pg. 13.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page - 15 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

A number of professional musicians and photographers made their homes in the district. Church musician Joseph Moss resided at 6550 N. Maplewood and photographers Harry Atwell and Rudolph Niemeyer lived at 6510 N. Rockwell. Legal and medical professionals included attorney Joseph Weber at 6512 N. Maplewood along with Dr. Michael Murphy at 6409 N. Talman and Dr. Harris Zimmerman at 6558 N. Maplewood.¹⁵

Homeowners in Talman West Ridge took great pride in and felt a great responsibility for not only their own homes but the community as a whole. In 1929 Daniel Boone Elementary School was completed at 6710 North Washtenaw, serving Talman West Ridge and the larger neighborhood. Among the first students at Boone School were George "Mugs" and Virginia Halas, children of George Stanley "Papa Bear" Halas, owner and coach of the Chicago Bears football team, and a founder of the NFL. The Halas family lived just outside the Talman West Ridge district, at 6515 N. Washtenaw Ave., from the mid 1920s until the early 1930s. Ground was broken for the St. James Presbyterian Church at the corner of Rockwell Street and Albion Avenue the same year and a new post office was completed at the northeast corner of Talman and Devon Avenues¹⁶. Business leaders like Henry B. Rance and George S. May founded and supported the North Town Improvement Association [Figure 32]. The bungalows and two-flats that emerged in Talman West Ridge between 1919 and 1930 allowed working and middle-class, blue- and white-collar families to also share in the American dream of homeownership. For these families, the bungalow provided a thoughtfully designed, solidly built, and thoroughly modern home that was adaptable enough to satisfy the needs and wants of homeowners ranging from the average wage earner to the successful professional. Architects and builders who constructed the bungalows in Talman West Ridge met the considerable challenge of providing a housing type that appealed to a broad spectrum of homeowners. The variety of bungalows in Talman West Ridge, interspersed with other compatible styles of housing and held within a cohesive frame of uniform setbacks and regularly sized lots, allowed an economically, ethnically, and culturally diverse group of people to assimilate into a uniform American residential fabric.

¹⁵ Fifteenth Census of the United States, Population Schedules for Cook County, IL

¹⁶ "Plan ceremony for North Town Postal Branch", *Chicago Daily Tribune*, July 21, 1929.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page - 16 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Major Bibliographical References

See works cited in notes as well as:

Abbott, Edith. The Tenements of Chicago, 1908-1935 (Chicago: University of Chicago Press, 1936).

Biggott, Joseph C. From Cottage to Bungalow, Houses and the Working Class in Metropolitan Chicago, 1869-1929 (Chicago: University of Chicago Press, 2001).

Building Brick Association of America. One Hundred Bungalows (Boston: Rogers & Manson, 1912).

Clark, Clifford Edward Jr. The American Family Home, 1800-1960 (Chapel Hill: University of North Carolina Press, 1986).

Comstock, William T. Bungalows, Camps and Mountain Houses (New York: William T. Comstock, 1908).

Eyre, Wilson. "The Purpose of the Bungalow," Country Life in America, 19 (February, 1911): 305-307.

Hoyt, Homer. One Hundred Years of Land Values in Chicago (Chicago: University of Chicago Press, 1933).

Jacobsen, James E. "Des Moines Residential Growth and Development, 1900-1942; The Bungalow and the Square House," Multiple Property Documentation Form, (June, 2000).

King, Anthony D. The Bungalow. The Production of a Global Culture (London: Routledge & Kegan Paul, 1984).

Lancaster, Clay. The American Bungalow (New York: Abbeville Press, 1985).

Pacyga, Dominic A. and Charles Shanabruch, editors, The Chicago bungalow, (Chicago: Arcadia Publishing, 2001).

Prosser, Daniel J. "Chicago and the Bungalow Boom of the 1920s," Chicago History, 10 (Summer 1981): 86-95.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page - 17 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Radford Architectural Company. Radford's Artistic Bungalows (Chicago: The Radford Architectural Company, 1908).

Riley, Phil M.. "What is a Bungalow," Country Life in America 22 (July 15, 1912): 11-12, 48.

Saylor, Henry H., Bungalows. Their Design, Construction and Furnishing, with Suggestions also for Camps, Summer Homes and Cottages of Similar Character (New York: McBride, Winston & Company, 1911).

Sinkevitch, Alice. AIA Guide to Chicago (New York: Harcourt, Brace & Company, 1993).

Stickley, Gustav, Craftsman Homes, 1909, reprint, (New York: Random House, 1995).

Webb, Warfield. "Why Bungalows Are So Popular," Keith's Magazine 33 (April 1915): 245-249.

White, Charles E., The Bungalow Book (New York: MacMillan Company, 1923).

Winter, Robert. The California Bungalow (Los Angeles: Hennessey & Ingalls, 1980).

Wright, Gwendolyn. Moralism and the Model Home; Domestic Conflict and Cultural Conflict in Chicago, 1873-1913 (Chicago: University of Chicago Press, 1980).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page - 18 -

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Geographical Description, Boundaries, Conditions, and Non-Contributing Structures

Boundary Description

The Talman West Ridge Bungalow Historic District is located in the West Ridge community on the far north side of Chicago, Cook County, IL. The boundaries for the district are as follows: beginning at the intersection of the alley just west of North Fairfield Avenue and West Albion Avenue, the boundary runs east to the alley west of North Talman Avenue, turning north at said point and running north along said alley to the alley running east-west just south of West Pratt Avenue, turning east and running east to the intersection of said alley and the alley just east of North Talman Avenue, turning south and running south along said alley to West Albion Avenue, turning east and running east along West Albion Avenue to the intersection of West Albion Avenue and North Campbell Avenue, turning south and running south along North Campbell Avenue to West Arthur Avenue, turning west and running west along West Arthur Avenue to the intersection of West Arthur Avenue and the alley between North Rockwell and North Talman Avenue, turning south and running along said alley to the alley that runs east-west just north of West Devon Avenue, turning west and running west along said alley to the alley running north-south between North Talman Avenue and North Washtenaw Avenue, turning north and running north along said alley to West Albion Avenue, turning west and running west along West Albion Avenue to the alley just west of North Fairfield Avenue, turning north and running north along said alley to the point of beginning.

Boundary Justification

The boundaries of the district encompass eight full residential blocks and one single block face of primarily Chicago bungalows developed between 1919 and 1930, which form a cohesive and uniform landscape consistent with other Chicago bungalow districts. The irregularity of the district's boundaries reflect the fact that surrounding blocks did not contain an obvious (two-thirds) majority of Chicago bungalows, and thus did not meet the registration requirements for inclusion in the district as outlined in the Chicago Bungalow Multiple Property Listing. While a residential character persists beyond the boundaries between West Pratt Avenue on the north and West Devon Avenue on the south, the area does not maintain the consistency of the district area. Relatively few significant alterations to the bungalows detract from their original expressions. The character of the neighborhood is further preserved by the continued use of its bungalows exclusively as private residences.

UTM REFERENCES

Zone 16

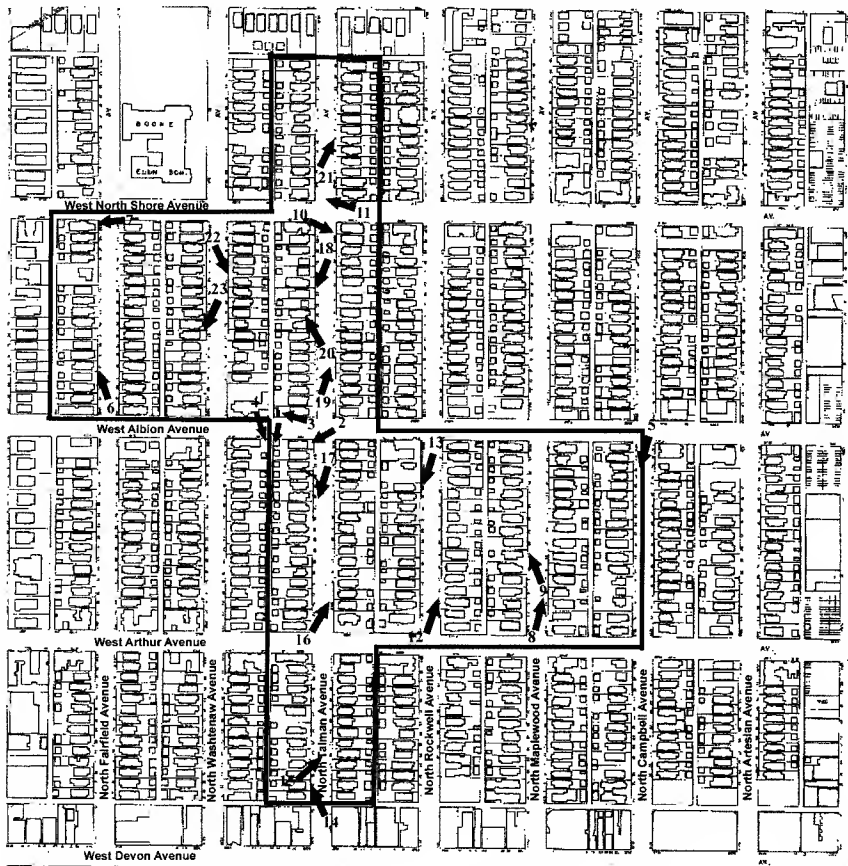
- | | |
|-----------------------|-----------------------|
| A. 4649 380E 442 500N | C. 4649 380E 442 000N |
| B. 4649 140E 442 220N | D. 4649 660E 442 220N |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section: District Boundary Map

Talman West Ridge Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS



18998 11-26/93/04/18 2492000 00000 0

ILLINOIS, COOK COUNTY,
South Shore Bungalow Historic District,
Bounded roughly by S. Crandon Ave. on the E., E. 78th St. on the S., S. Clyde Ave. on the W., E.
75th St. on the N., Chicago, 08001168, LISTED, 12/10/08 (Chicago Bungalows MPS)

ILLINOIS, COOK COUNTY,
Talman West Ridge Bungalow Historic District, bounded roughly by N. Campbell Ave., W.
Devon Ave., N. Fairfield Ave., and W. Pratt Ave., Chicago, 08001169, LISTED, 12/10/08
(Chicago Bungalows MPS)

ILLINOIS, HENRY COUNTY,
Rehnstrom, August and Margaretha, House,
418 Locust St.,
Andover, 08001170,
LISTED, 12/10/08

IOWA, BLACK HAWK COUNTY,
Rath Packing Company Administration Building,
1515 E. Sycamore St., 208-212 Elm St.,
Waterloo, 08001162,
LISTED, 12/10/08

IOWA, JONES COUNTY,
Stone City Historic District,
12828-12573 Stone City Rd., 12392-12340 Dearborn Rd., 12381-12551 County Rd. X28,
Anamosa vicinity, 08001099, LISTED, 11/21/08

IOWA, MAHASKA COUNTY,
Ulysses Simpson Grant Elementary School,
715 B Ave. E.,
Oskaloosa, 08001163,
LISTED, 12/10/08

IOWA, POWESHIEK COUNTY,
North Grinnell Historic District,
Park to W., 6th Ave. to 11th Ave.,
Grinnell, 08001164,
LISTED, 12/10/08

KANSAS, BROWN COUNTY,
Graham, Steward, House,
115 Miami St.,
Hiawatha, 08001172,
LISTED, 12/11/08

KANSAS, FRANKLIN COUNTY,
Hanway, Judge James, House,
658 Virginia Rd.,
Lane vicinity, 08001173,
LISTED, 12/11/08